



Agenda Item Number: 2006-1-6A

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 24, 2006

DEFERRED FROM THE DECEMBER 13, 2005 ADMINISTRATIVE MEETING

Department: CIP and Public Works **Staff Contact:** Julie M. Baca, Deputy County Manager for
Community Services
Susan Jones, Special Projects Coordinator

TITLE: First Choice Community Healthcare Leases

ACTION: Motion to authorize the County Manager to enter into three lease agreements with First Choice Community Healthcare.

SUMMARY:

First Choice Community Healthcare, Inc. a non-profit corporation, presently occupies three County-owned properties: 7704 A Second Street NW; 2100 Centro Familiar SW; and 2127 Los Padillas Rd SW. Previous lease agreements for these properties have expired.

The proposed agreements enable an exchange of services to County indigents for the lease value, as provided in NMSA 4-38-13.1 County equipment and property; permitted uses. Services to indigents that are not already paid for by the County will be credited against the cash value of the lease. The leases require quarterly reporting of clients, services, service values and the basis for those values.

The lease for the Alameda Center, on Second Street, is for a five-year term with renewal options for five additional five-year terms. The leases for the South Valley locations are each for two-year terms with options to renew for another two years.

Authorizing the County Manager to sign the final agreements will enable the leases to proceed to the State of New Mexico Board of Finance (BOF) and to implement any changes that the BOF requires without further Board action.

ATTACHMENTS:

1. Draft Lease for 7704 A Second St. NW
2. Draft Lease for 2100 Centro Familiar SW
3. Draft Lease for 2127 Los Padillas Rd SW

FISCAL IMPACT

The lease value of the three properties will be exchanged for the value of healthcare services provided to qualified County indigent residents.

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

Under this agreement the value of the three properties, occupied by First Choice clinics, will be exchanged for the cash equivalent of services provided to sick and indigent County residents and a quarterly payment of \$1,333.32. With Board authorization and completion of the appraisals, the leases will be submitted to the State Board of Finance for approval. I recommend Board approval. TL 01/11/06

DEPUTY COUNTY MANAGER FOR COMMUNITY SERVICES

These leases for the properties owned by the County and occupied by First Choice are subject to State Board of Finance approval. Authorizing the County Manager to execute the final agreements will enable any necessary changes required by the State, including possible reappraisal of the property(s), to move forward without further Board action. I recommend approval. JB 01/11/06

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

The Public Works Division Right of Way section has reviewed the leases and agrees with the process identified in the agenda. I recommend approval. TW 11/08/2005

LEGAL

The payment provisions of the attached leases are consistent with State law, which allows the County to accept the provisions of services from non-profits to County indigent residents as compensation for rent due. No adverse comment. PFT 01/13/05

FINANCE

Budget	The proposed agreements enable an exchange of services to County indigents for the lease value, as provided in State law. Teresa Byrd, Budget Director 01/11/06
Purchasing	A purchasing comment is not required for the proposed motion. Dinah Esquivel, Purchasing Administrator 11/3/05
Contracts	Contract control numbers for the Lease Agreements between the County and First Choice have been issued as follows: #2006-0015, for 7704A Second St, SW; #2006-0016, for 2127 Los Padillas Rd, SW; 2006-0017, for 2100 Centro Familiar SW. Dinah Esquivel, Purchasing Administrator 01/12/06
Risk Management	First Choice shall provide a certificate of insurance naming the County as an additional insured with the like kinds and amounts of insurance referenced in paragraph 8 of the Leases. David A. Baca, Risk Management 11/03/05